

RE/MAX Excalibur Commercial

www.PostOfficesForSale.com 21803 N. Scottsdale Rd #100 Scottsdale, AZ 85255 (602) 663-4743

POST OFFICE FACT S	<u>HEET</u>	Clarence Main 310 6 th Avenu Cedar County Clarence, low	ie '				
ORIGINAL/CURRENT LEAS	E 1: <u>12/1/18</u>	TO	D: <u>11/30/23</u>				
RENTAL RATES:				PURCHASE C	PTIONS:		
ORIGINAL/CURRENT LEAS OPTION: OPTION: OPTION: OPTION: OPTION: OPTION: OPTION:	E: 5	YEARS AT:	\$18,446.00	PER ANNUM:	None		- - - -
NET INTERIOR SQ. FT: YEAR BUILT: FINANCING:	2,436 1963		LOT SIZE: YEAR OCCUPIED:	15,130 1963			
COMPANY:		(Call A.P.G.				
FROM: AMOUNT BORROWED: CURRENT BALANCE: MONTHLY PAYMENT:				TO: RATE: AS OF: MABLE?			
APPROXIMATE MAINTENAI		<u>-</u>	Lessor Maintenanc reserve USPL Estimate	e \$2,436.00 sugge	sted		
PROPERTY TAXES:		40.00071					
NO TAX CLAUSE: XX IF NO TAX CLAUSE, AMOU ROOF CONDITION: Goo ROOF TYPE: pitch	NT OF TAX	TAX CLAUSE OWNER RES REPLACED: RIOR:	PONSIBLE FOR:	EIMBURSEMENT \$2,036 in 201: REPLACED, YEA	8	XX REPLACED:	2010
	PURCH	ASE PRICE:	\$172,500.00 - 7	7.61% Cap Rate			

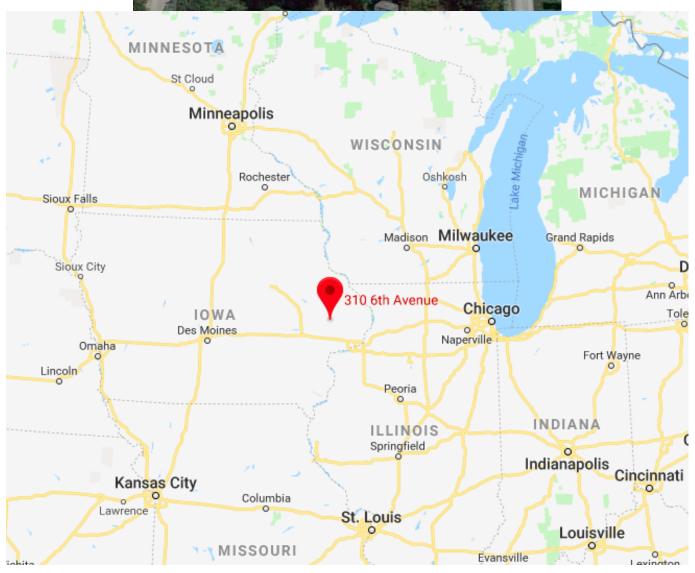
P.O. open from 8:15-11:15 M-F and 8:30-10 Sat. Zip Code Population: 1,428. Next larger P.O. is 9 miles. 1,428 Zip Code Population. Good Upside on next lease renewal! Estimated N.O.I. \$13,134.00

The information herein has been obtained from sources believed to be reliable. While RE/MAX Excalibur Commercial does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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